141.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,022,600 / 1,022,600
					USE VALUE:	1,022,600 / 1,022,600
					ASSESSED:	1,022,600 / 1,022,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEVER ERICA JANE &
Owner 2:	UEBELHART SCOTT A
Owner 3:	
Street 1:	241 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALTFELD MARCUS -
Owner 2:	ADDO MARILYN M -
Street 1:	241 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2351 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5009.000	562,400	4,000	456,200	1,022,600
Total Card	0.115	562,400	4,000	456,200	1,022,600
Total Parcel	0.115	562,400	4,000	456,200	1,022,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.96 /Parcel: 434.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	562,400	4000	5,009.	456,200	1,022,600		Year end	12/23/2021
2021	101	FV	359,000	4400	5,009.	456,200	819,600		Year End Roll	12/10/2020
2020	101	FV	359,000	4400	5,009.	456,200	819,600	819,600	Year End Roll	12/18/2019
2019	101	FV	272,400	4400	5,009.	427,700	704,500	704,500	Year End Roll	1/3/2019
2018	101	FV	272,400	4400	5,009.	353,600	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	272,400	4400	5,009.	325,100	601,900	601,900	Year End Roll	1/3/2017
2016	101	FV	272,400	4400	5,009.	296,500	573,300	573,300	Year End	1/4/2016
2015	101	FV	265,700	4400	5,009.	290,800	560,900	560,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALTFELD MARCUS,	62248-462		7/16/2013		640,000	No	No		
GUZMAN VICTOR M	42617-354		4/27/2004		508,750	No	No		
COONEY TIMOTHY	30723-273		10/1/1999		348,500	No	No		
	14566-80		3/1/1982		87,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2021	286	Solar Pa	17,538	C				
10/14/2020	1243	Addition	414,200	O				
8/10/2016	2009	Redo Bat	10,000					
8/29/2014	1080	Manual	826		8/29/2014			Insulation.

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2021	Measured	DGM	D Mann
1/14/2009	Measured	372	PATRIOT
8/8/2004	MLS	MM	Mary M
6/19/2000	MLS		
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5009		Sq. Ft.	Site		0	80.	1.14	9									456,216						456,200	

USER DEFINED

User Acct	90706
GIS Ref	
GIS Ref	
Insp Date	08/10/21
	!10897!
Prior Id # 1:	90706
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	11:33:26

LAST REV

Date	Time
08/10/21	15:40:31
danam	
10897	

Patriot Properties Inc.

Total AC/HA:	0.11499	Total SF/SM:	5009	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,216	Spl Credit		Total:	456,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18598771
Const Adj.:	1.00969899
Adj $ / SQ:	155.674
Other Features:	107250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589554
Depreciation:	27119
Depreciated Total:	562434

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

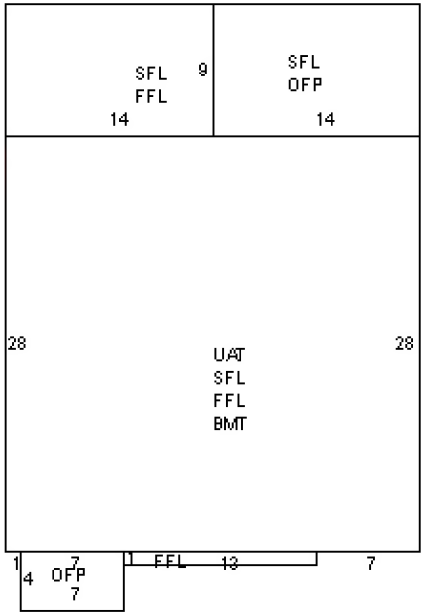
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.37
Special Features:	0	Val/Su Net:	181.83
Final Total:	562400	Val/Su SzAd	287.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,036	155.670	161,278
FFL	First Floor	923	155.670	143,687
BMT	Basement	784	74.720	58,583
UAT	Upper Attic	196	62.270	12,205
OFP	Open Porch	154	27.480	4,232

Net Sketched Area:	3,093			Total:	379,985
Size Ad	1959	Gross Area	3681	FinArea	2351

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	GD	1926	26.57	T	30	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000